

TOPIC 4**Built Environment****Beauregard Small Area Plan Implementation**

Note:

1. Some recommendations are summarized in the tables herein. For complete recommendation language, please see the Beauregard Small Area Plan.
2. Recommendations referenced in the second half of the Design Standards and Guidelines are labeled herein "TBD – To Be Discussed." They will be addressed as part of upcoming advisory group meetings.
3. The references to chapter, page number, and/or diagram for each recommendation is intended to be a general guide to the location of relevant information within the Design Standards and Guidelines.

4-A: Urban Form

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG REVIEWED?
3.8	The residential multi-family and townhouse buildings without ground floor retail will have setbacks, front yards and/or courtyards. The final requirements will be approved as part of the Urban Design Standards and Guidelines.		X pg. 4.3		
3.26	The height of units adjacent to the mid-block connections will be limited to a height of 45ft to 55ft.		X pg. 3.9		
3.29	Buildings will have a variety of shapes and forms to avoid monolithic and uniform building forms.		X pg. 4.1, 4.2		
3.30	Balance the aesthetic and functional criteria of sustainable design for the site and the buildings.		X (throughout)		
3.31	Active uses will be required adjacent to all street (excluding I-395) and park frontages. The requirements for the active uses will be part of the Urban Design Standards and Guidelines.		X Ch. 4.c.i		
3.32	All buildings are required to be oriented to the adjoining streets, parks or mid-block connections.		X pg. 4.5		
3.34	Buildings will provide architectural scaling and material elements to reduce the appearance of the height and length of building façades through the use of changes in wall plane, height, or materials.		X pg. 4.1 (b.iii.3)		
3.36	Require variety in building massing, design, and/or height to denote the required gateway locations (Figure 21). The gateway elements will be proportionate to the size and scale of the building.		X pg. 3.10, 3.11, diag.3.f		
3.38	Require distinctive building forms and architecture for the signature facades (Figure 21).		X pg. 3.11, 3.10, diag.3.f		
4.9	Implement the maximum building heights for each neighborhood consistent with Figure 30 and Table 4. In addition to the maximum heights, the future zoning will establish minimum heights for each neighborhood.	X pg. 3.9, diag.3.e			
4.10	Encourage ceiling heights and depths for various uses which are flexible to encourage a broad range of uses within the multi-family, retail mixed-use and commercial buildings, particularly the ground floor.		X Ch. 5		

4-A: Urban Form Continued

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG REVIEWED?
4.11	The new building(s) and development will be compatible with the scale of the existing homes and neighborhoods through the use of building shoulders, open space, building step-backs and setbacks.		X pg. 4.4 sec. d		
4.12	Within the primarily residential portions of the Plan area, a variety of building types and heights is encouraged.		X pg. 4.2 sec.b.iv.3		
4.55	The Urban Design Standards and Guidelines will include:		X pg. 5.1		
	a. Standards and guidelines for all retail uses, including large-format retailers; and		X pg. 5.1		
	b. Standards for retail storefronts and signage.		X TBD		
4.58	While grocery stores, fitness centers, cinemas and other similar retail uses may be appropriate within the Plan area through the DSUP process, the Plan area should generally not be the location for a large format destination retail stores.		X pg. 5.1		

4-B: Architectural Form

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG REVIEWED?
3.33	Select appropriate building materials, textures, façades, and treatments that work together to establish a high quality urban environment that is durable and sustainable.		X pg. 5.4 sec.c		
3.35	The Plan does not require a particular architectural style beyond the goal of using high quality materials and creating contemporary buildings that reflect the time and place in which they are built and using architectural styles to reinforce the character of each neighborhood.		X pg. 5.1		
3.37	Require variety in height, building materials, orientation, and dimensions to create distinctive building tops for taller buildings.		X pg. 5.5		

4-C: History & Public Art

Beauregard Small Area Plan Chapter	RECOMMENDATION	Coordinated Development District	Design Standards & Guidelines	Development Special Use Permit	AG REVIEWED?
3.10	Encourage the use of history as inspiration for the design of open space, public realm and buildings. Encourage the use of public art to reinforce the distinct neighborhood identities and create unifying themes for the neighborhoods.			X	
3.39	Integrate public art, which considers the history of the site, as well as thematic, artistic and cultural ideas into new development and the public realm, including the following areas: trails, transit infrastructure, open spaces, buildings, site furnishings (bike racks, benches, trash receptacles, etc.), lighting, gateways, wayfinding, sidewalks and fountains. If artwork is incorporated, consideration should be given to local artists.			X	